

**CLERMONT COUNTY PLANNING COMMISSION
EIGHTH REGULAR MEETING
August 28, 2007**

The Eighth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, August 28, 2007 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Ms. Potter, Mr. Freeman, Mr. Johns, Mr. Maham, Mr. Nichols, Mr. Rouster, Mr. Schultz, Mr. Thomson, Mr. Turton, and Mr. Vanlandingham.

APPROVAL OF MINUTES:

Chairman Maham asked if there were any questions, additions or corrections to the July Minutes that had been mailed to the members prior to the meeting. A motion to approve the July Meeting Minutes was made by Mr. Thomson, seconded by Mr. Turton, and carried unanimously (Ms. Potter, Mr. Nichols, and Mr. Vanlandingham abstaining due to their absence at the July Meeting).

NEW BUSINESS

Mr. Hershner introduced the new Planning Commissioner, Andrew Johns.

STAFF REPORT ON SUBDIVISION CASES

<u>Joseph's Run, Section Two</u>	<u>Design Plan</u>	<u>Monroe Township</u>
5:05 p.m.		

Mr. Hanigosky presented the Staff Report for this Design Plan. Staff's recommendation was for approval of the Design Plan.

Don Suter, Singleton Homes, was present for this case.

There was discussion regarding the precedent that could possibly be set by allowing the addition of a 2 acre lot into a large lot subdivision. It was pointed out that this particular two acre lot was already included in the covenants and restrictions of this subdivision.

The Commission decided that this topic needs to be further discussed in a work session.

Following discussion, Mr. Thomson moved that the Planning Commission **approve** the Design Plan for Joseph's Run, Section Two based on staff's recommendation, seconded by Mr. Vanlandingham, and carried six to one (Mr. Freeman voting no and Mr. Johns abstaining).

5:25 p.m.

Mr. Hanigosky presented the Staff Report for this Design Plan. Staff's recommendation was for approval of the Design Plan, contingent upon satisfactory resolution of all staff and agency comments.

Larry Fronk, Miami Township Community Development Director, was present and spoke in favor of this case.

Following discussion, Mr. Thomson moved that the Planning Commission **approve** the Design Plan for Miami Township Retail based on the following conditions:

1. The applicant will be required to address all comments submitted by the following reviewing agencies prior to Final Construction Plan and/or Record Plat Approval. The agencies are as follows:
 - A. Clermont County Engineer's Office
 - B. Clermont Count Planning Department
 - C. Clermont County Permit Central
 - D. Clermont County Water and Sewer District
 - E. USDA Natural Resources Conservation Service
 - F. ODOT

Motion was seconded by Mr. Vanlandingham, and carried unanimously.

STAFF REPORT ON ZONING CASES

5:30 p.m.

Mr. Hanigosky presented the Staff Report for this zoning request. Staff's recommendation was for approval of the proposed request.

Glenn Brehm, Hills Communities, and Jim Watson, McGill Smith Punshon, were present for this case.

Donna Cann, Pierce Township Zoning Administrator, was also present and spoke in favor of this project.

Following discussion, Mr. Turton moved that the Planning Commission recommend to Pierce Township **approval** of Pierce Township Zoning Case 268, per staff's recommendation, seconded by Mr. Vanlandingham, and carried unanimously.

STAFF REPORT ON TEXT CASES

Batavia Twp. Zoning Case B-05-07Z

Batavia Township Board of Trustees

5:45 p.m.

Mr. Hanigosky presented the Staff Report for this text amendment request. Staff's recommendation was for approval of the proposed request with recommendations as listed in staff's report.

Denise Kelley, Batavia Township Zoning Administrator, was present for this case.

Following discussion, Mr. Nichols moved that the Planning Commission recommend to Batavia Township **approval** of this Batavia Township Zoning Case B-05-07Z, per staff's recommendation, seconded by Mr. Turton, and carried unanimously.

NEW BUSINESS

OKI 2030 Long Range Plan

Mr. Schultz, in his role as designated representative for the Clermont County Planning Commission on the OKI Regional Council of Government's Board of Trustees for 2007, stated that representatives from OKI have offered to come to a Planning Commission Work Session to discuss the **2030 Long Range Plan**. Mr. Freeman and Mr. Johns further discussed the **2030 Long Range Plan** and also discussed OKI's role in the funding of transportation projects. Mr. Schultz and staff will arrange for representatives from OKI to be in attendance at the September 12, 2007 Work Session.

COMMITTEE REPORTS

There were no reports at this time.

As there was no further business brought before the Planning Commission, the meeting was adjourned.

Roger J. Maham, Chairman

Tim L. Turton, Vice Chairman